

**ZONING BOARD MEETING AGENDA**

**THURSDAY, SEPTEMBER 8, 2016 AT 8:00 P.M.,**

**MUNICIPAL BUILDING, 1 HEINEMAN PLACE  
HARRISON, N.Y.**

- CAL. Z16-001 3040 WESTCHESTER AVENUE** – 3000-3040 Westchester Avenue, Block 602, Lot 2.05 – **Heard – Closed – Findings being prepared.**
- CAL. Z16-005 VITO FORGIONE** – 242 Park Avenue, Block 904, Lot 7 – **Re-Opened – Adjourned to the September Meeting.**
- CAL. Z16-010 SOVERATO LLC / MARCELLA REALTY LLC** – 280 Harrison Avenue, Block 251, Lot 37 – The property is located in an R-75 Zoning District and pursuant to §235-46-a Title Announcements and Professional Signs. Residential buildings shall be permitted to have one announcement or professional. Sign on each public street frontage not exceeding two square feet in area, except that a multiple dwelling or a group of multiple dwellings containing 50 or more units shall be permitted to have one announcement sign not exceeding 6 square feet in area at the principle building entrance or at the entrance driveway, and, in addition, each professional office or studio permitted in such a multiple dwelling or groups of multiple dwelling may have one professional sign not exceeding two square feet in area. The proposed sign is shown to have a 0 feet setback from the property line, thus requiring a variance of 15 feet. – **Heard at the July Meeting – Adjourned to the September Meeting.**
- CAL. Z16-015 EHUD & JENNIFER LIVNE** – 15 Pilgrim Road, Block 601, Lot 25 – This property is located in an R-1 Zoning District. The house is existing nonconforming with regard to its front yard and side yard setbacks. The lot is nonconforming do to the lot width of less than 200 feet. Pursuant to §235-9B foot note 2 of the Table of Dimensional Regulations of the zoning ordinance of the Town/Village of Harrison; No lot in the R-1 Residence District in Blocks 591,591,601,603 and 604 shall be less than 200 feet in width or frontage, with a minimum front yard of 50 feet and minimum side yards of 50 feet. This application requires **3 variances**. **Variance 1:** The proposed garage addition reduces the side yard setback to 29.3 feet, thus requiring a variance of 20.7 feet. **Variance 2:** The total combined side yard setbacks are reduced to 66.7 feet, thus requiring a variance of 33.3 feet. **Variance 3:** The proposed garage addition reduces the front yard setback to 45.3 feet, thus requiring a variance of 4.7 feet.
- CAL. Z16-016 BRIGGS & JENNIFER FORELLI** – 25 Park Drive South, Block 521, Lot 12 – This property is located in an R-1 Zoning District and pursuant to §235-9B of the Table of Dimensional Regulations of the Town/Village of Harrison Zoning Ordinance the minimum required side yard setback is 20 feet. The proposed generator indicates a side yard setback of 12 feet 9 inches and 13 feet 3 inches, thus requiring a variance of 7 feet 3 inches and 6 feet 9 inches.
- CAL. Z16-017 NICK & ANA READ** – 3700 Purchase Street, Block 951, Lot 22 – This property is located in an R-2 Zoning District and pursuant to §235-9-B of the Table of Dimensional Regulations accessory structures shall have a minimum requires side yard setback of 50 feet. The proposed trellis and outdoor kitchen are indicated to have a side yard setback of 45 feet, thus requiring a variance of 5 feet. The proposed generator is indicated to have a side yard setback of 22 feet, thus requiring a variance of 28 feet.
- CAL. Z16-018 MICHELE MARCIANO** – 142 Gainsborg Avenue, Block 849, Lot 5 – This property is located in a B Zoning District and pursuant to §235-26C(5) Corner lot fences and walls. Fences and walls on corner lots may by up to 6 feet 6 inches high in required front yards that are opposite side yards lines only if: a) The fence is installed in the portion of the required front yard that lies between the nearest rear wall of the dwelling and the rear lot line. b) The fence is set back a minimum of 5 feet from the front lot line. c) Appropriate ornamental planting or natural buffer is provided in the form of plant material approved by the Building Inspector for a

proposed fence that is not part of site plan review or subdivision approval. The proposed 6 foot fence exceeds the maximum height of 4 feet thus requiring a 2 feet variance.

**CAL. Z16-019 12 NELSON AVENUE LLC** – 12 Nelson Avenue, Block 267, lot 11 – This property is located in a PB Zoning District and the proposed Three Story Multi-Family building will require 4 variances: **1: §235-12 A** Table of Use the first floor is required to be commercial use none is provided requiring a Use Variance. **2: §235-12 B** Table of Dimensional Regulations allows for 2 stories in height and 3 are request, requiring a variance for 1 addition story. **3: §235-24 F** requires a 10 foot setback for the required off street parking area 1.5 feet are provided at the North property line requiring a variance of 8.5 feet. **4: 235-36** Off Street Parking for 12 unit multiple dwelling is 18 spaces, 14 spaces are provided requiring a variance for 4 spaces.